

A REGULAR MEETING OF THE CULPEPER COUNTY BOARD OF SUPERVISORS  
HELD IN THE BOARD ROOM, LOCATED AT 302 N. MAIN STREET, ON TUESDAY, JUNE 6,  
2006.

**Board Members Present:**     **John F. Coates, Chairman**  
   **Steven E. Nixon, Vice-Chairman**  
Larry W. Aylor  
William C. Chase, Jr.  
Sue D. Hansohn  
Brad C. Rosenberger  
Steven L. Walker

**Staff Present:**                     Frank T. Bossio, County Administrator  
J. David Maddox, County Attorney  
Valerie H. Lamb, Finance Director  
John C. Egertson, Planning Director  
Paul Howard, Director of Environmental Services  
Peggy S. Crane, Deputy Clerk

**CALL TO ORDER**

Mr. Coates, Chairman, called the meeting to order at 10:05 a.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Mr. Chase let the Board and audience in the Pledge of Allegiance to the Flag.

**APPROVAL OF AGENDA - ADDITIONS AND/OR DELETIONS**

Mr. Nixon moved, seconded by Mr. Aylor, to approve the agenda as presented.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

**APPROVAL OF MINUTES**

The minutes of the April 18, 2006 Public Hearing and the April 25, 2006 and May 2,  
2006 regular meetings were presented to the Board for approval.

Mr. Nixon moved, seconded by Mr. Chase, to approve the minutes as presented.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

**CONSENT AGENDA**

Mr. Frank Bossio, County Administrator, reviewed the following Consent Agenda items  
with the Board:

- a.     The Board will consider a motion to ratify approval of the advertisement for a public  
hearing to be held at the evening portion of the June 6, 2006 meeting to grant a temporary

easement for Rappahannock Electric Cooperative to provide electric services for construction at the new high school site.

b. The Board will consider a motion to ratify approval of the advertisement for a public hearing to be held at the evening portion of the June 6, 2006 meeting to approve budget amendments for the Department of Human Services for additional funds received for various public assistance programs in the amount of \$782,000.

c. The Board will consider approving a resolution appointing Joleen Garringer, the new Deputy Animal Control Officer.

d. The Board will consider approving an application for a grant for the Sheriff's Office from the Attorney General's Office of Virginia for a TRIAD Grant in the amount of \$2,750 to purchase equipment and supplies for crime prevention for senior citizens. (State \$2,475 and \$275 from the Sheriff's Operating budget).

e. The Board will consider approving a budget amendment for Culpeper Youth Network, which receives Comprehensive Services Act funds, for additional funding received in the amount of \$131,881. (State \$82,201, local share \$49,680).

f. The Board will consider approving a budget amendment for the Juvenile Probation Office for additional funding for FY 06, due to the increase in the cost per bed for its juveniles, in the amount of \$60,000.

g. The Board will consider approving an application of a grant for the Sheriff's Office from the United States Department of Justice for informing citizens, including the schools, about gang violence in the amount of \$49,361. No local match required.

h. The Board will consider approving a resolution commending the School Oversight Committee for their invaluable service to the school division and citizens of Culpeper County.

i. The Board will consider approving a donation to TransDominion Express in the amount of \$500.

j. The Board will consider a resolution designating June 2006 as Culpeper County Safety Month.

k. The Board will consider approving a budget transfer in the amount of \$75,000 from the General Property budget to the General Property/Piedmont Tech budget to cover heating services, replacement of five air conditioners and removal of asbestos floor tile.

l. The Board will consider approving a budget transfer in the amount of \$300,000 from the Environmental Services Budget to the Water and Sewer Master Plan.

m. The Board will consider renewal of Parks & Recreation Department Lease with Duncan Brothers Tire Company with an increase in the monthly rental rate for each renewal year from \$350 to \$450 for the initial year and \$500 for each of the two renewal years.

n. The Board will consider approving a request to discharge fireworks at the Inn at Kelly's Ford on July 4<sup>th</sup>.

Mr. Walker moved, seconded by Mrs. Hansohn, to approve the Consent Agenda as presented.

Mr. Chase asked for additional information regarding the special equipment and supplies to be purchased to protect senior citizens covered in item d. Sheriff Lee Hart stated the grant funds would be used to send senior citizens to seminars to educate them on crime prevention, and travel expenses were included.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

#### **UNFINISHED BUSINESS**

#### **FY '07 APPROPRIATION RESOLUTION**

Mr. Bossio reported that since the State had not completed its budget process, Mrs. Valerie Lamb, Finance Director, had calculated 25 percent of the approved budget for FY 2007, and a resolution was prepared to appropriate that portion to allow the County to operate for approximately two to three months until the State budget was approved. He stated that after the State funds were approved, he would ask the Board to appropriate the balance of the budget. Mrs. Lamb was available to answer questions.

Mr. Chase moved, seconded by Mrs. Hansohn, to approve the Appropriation Resolution covering 25 percent of the FY 07 budget.

Mr. Coates asked whether the requests from various organizations would be honored during this period. Mrs. Lamb replied that most organizations requested funding on a quarterly basis, and one-fourth could be paid during the interim period.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

#### **CONSIDERATION OF ADVERTISING FOR A PUBLIC HEARING**

Mr. David Maddox, County Attorney, reported that the School Board had approved the Deed of Lease between the Board of Supervisors and School Board for the property adjacent to

the Community Complex for the new high school. He asked for approval to advertise for a public hearing at the next Board meeting to consider the lease.

Mr. Chase moved, seconded by Mr. Aylor, to advertise for a public hearing at the July Board meeting to consider approval of the Deed of Lease between the Board and the School Board for the new high school property.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

### **GENERAL COUNTY BUSINESS**

#### **INTRODUCTION OF NEW EMPLOYEE**

Ms. Jamie Bennett, Director of Animal Services, introduced Ms. Joleen Garringer, newly appointed Deputy Animal Control Officer and provided information on her work experience and knowledge.

Mr. Coates welcomed Ms. Garringer on behalf of the Board and the County.

#### **RECOGNITION OF COUNTY EMPLOYEES**

Ms. Sheila Farmer-Dumas, Risk Manager, stated that the County adopted an Employee Safety and Health Training program last year, and 34 County employees had voluntarily signed up and completed training in First Aid and CPR. Mr. Bossio called their names, and Ms. Dumas presented each with a certificate. He thanked the employees, as well as Ms. Dumas, for their efforts in helping to ensure a safe work place.

Mr. Coates added his thanks to Ms. Dumas, the employees, and their supervisors for making the time available.

#### **PRESENTATION ON KID CENTRAL 2006 SUMMER DAY CAMP**

Ms. Susan Hensley, Culpeper County Day Care Program Coordinator, reported that the County had concluded its 16<sup>th</sup> year in the before- and after-school program in each of the elementary schools, and this year's enrollment was over 700 children in the combined five elementary schools, with a daily attendance of over 400 children. She stated that the before-school program began at 6:30 a.m. and the after-school program ended at 6:30 p.m. This year's after-school theme had focused on literacy by encouraging children to read, and activities included sports, fitness, arts and crafts, cooking, and Spanish Club.

Ms. Hensley announced that Kid Central Summer Camp, with the theme of "Pirates of the Four Cs", would be held June 13-August 18, at Sycamore Park Elementary School, and over 200 children had registered for the first two weeks of that summer camp. She dressed in character and provided a detailed overview of planned activities. These included a theme class,

sports, gym games, crafts, story time, art, drama and music; with weekly activities such as swimming at Vint Hill, Graves Mountain Lodge and 4-H Educational Center; skating at Dominion Skating Center; 4-H cooking; and visits to the County Library, Yowell Meadow Park and Sycamore Park computer classes.

No action was required.

**"AGING TOGETHER: A PLAN FOR SUPPORTING OLDER RESIDENTS (SCHEDULED FOR 11:00 A.M.)** – Passed over at Mr. Coates' request.

**DISCUSSION OF PROPOSED CLOSING OF THE LOCAL CULPEPER FARM SERVICES AGENCY (FSA) BY THE U. S. DEPARTMENT OF AGRICULTURE**

Mr. Bossio reported that the County was once again faced with the proposed closing of the local FSA Office by the U. S. Department of Agriculture. He stated there had been discussions with the State Director in which the County made an offer to make space available at the George Washington Carver Tech Center or to assist financially with the FSA lease. He said that Mr. Robert Williamson, FSA County Executive Director, was present to answer questions.

Mr. Chase stated his only question was what could the Board do to keep the local FSA open. Mr. Bossio indicated that the County had space available that was being refurbished at the Carver Tech Center and the Soil and Water Conservation District may have an interest in that. He said that it was his understanding that would like to stay together, but they currently had approximately 4,000 square feet. He stated he spoke with the SWCD Director of Information in order to determine the type of IT equipment required to connect with the U. S. Department of Agriculture servers. He stated that those who attended the meeting were receptive to the proposed solution.

Mr. Williamson stated he appreciated the efforts of the Board and he was personally anxious to keep the FSA Culpeper office open because it provided a valuable service to the agricultural community. He indicated that the service center concept of having the Farm Service Agency, National Resource Conservation Service, Soil and Water Conservation District and Rural Development co-located together was very important, and moving just the FSA office to Warrenton would be extremely disruptive.

Mr. Bossio asked Mr. Williamson to clarify the current lease arrangement. Mr. Williamson explained that the FSA currently paid the entire rent to the landlord and had a reimbursable agreement with the other three agencies for their space.

Mrs. Hansohn inquired when the lease expired. Mr. Williamson replied it ran through September 2008.

Mrs. Hansohn stated she attended the meeting with Mrs. Jacquelin Easter, State Executive Director, Virginia State FSA Office, at which the offer was made for the County to cover the overhead for the FSA space in order to keep the office in Culpeper. Mr. Williamson added that they had some staffing issues as well, but obtaining funds for the space would be helpful. Mrs. Hansohn asked what the calculation was for the FSA portion of the rent. Mr. Williamson replied it was \$24,000.

Mrs. Hansohn moved, seconded by Mr. Rosenberger, to make an offer to pay the rent for the FSA office in the amount of \$24,000.

Mr. Rosenberger thanked the Board on behalf of the agricultural community for its support in starting the dialogue with Mrs. Easter, and especially the assistance provided by Mr. Coates and Mrs. Hansohn. He said it was of the utmost importance to the farming community to keep the "one-stop shop" in Culpeper and providing assistance in defraying the cost may be an acceptable solution.

Mr. Chase called the question.

Mr. Coates asked whether there were any additional questions.

Mr. Nixon asked whether the reason for the consolidation was a matter of cost or a matter of reallocation or reorganization of the structure of the organization. Mr. Williamson stated that it was a reorganization of the structure of the County office system around the State and it was driven by budget reductions in staff. Mr. Nixon inquired whether the consolidated office could be located in Culpeper. Mr. Williamson agreed that was logical, but there was a national plan to not have any office within 30 miles of another county office, and the rationale for moving the Culpeper office to Warrenton was to avoid being within 30 miles of the Orange-Madison office in Orange.

Mrs. Hansohn stated that it was very clear at the public hearing by the comments made by the farming community that the Federal Government was transferring its responsibility to the localities.

Mr. Walker stated he applauded the efforts of the Board to try to find a solution to the problem. He noted that there was an ongoing debate last year at the Federal level and now the issue was back on the table. He suggested that the County should endeavor to find a permanent solution to the problem by establishing a task force to study the issue.

Mr. Coates said he would support the motion, because it was important that the Board work to keep the FSA office in Culpeper open and accessible to the farmers in the County and surrounding area.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

Mr. Coates recessed the meeting at 10:50 a.m.

Mr. Coates called the meeting back to order at 11:05 a.m.

Mr. Bossio asked the Board to dispense with the rules and amend the agenda to add **PERMISSION TO APPLY FOR A GRANT**. Mr. Bossio explained that as Airport Manager, he would like to pursue a Homeland Security grant that just recently became available for approximately \$9,000 to assist in security issues at the Airport. He added that time was critical because the grant must be submitted prior to the next Board meeting.

Mr. Chase moved, seconded by Mr. Rosenberger, to dispense with the rules.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

Mr. Chase moved, seconded by Mr. Aylor to add **PERMISSION TO APPLY FOR A GRANT** to the agenda.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

The item will be added as the last item under **GENERAL COUNTY BUSINESS**.

Mr. Nixon moved, seconded by Mr. Aylor, to reinstate the rules.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

**"AGING TOGETHER: A PLAN FOR SUPPORTING OLDER RESIDENTS"**

Mr. Brian Duncan, Executive Director of Rappahannock-Rapidan Community Services Board and Area Agency on Aging (CSB), stated that the "Aging Together" partnership had been established over the past 18 months to plan for long-term care and aging services for Culpeper County and the surrounding counties. He indicated he was fortunate to have Mrs. Sallie Morgan, Chair of the Aging Together partnership, and Mrs. Cathy Zielinski, Project Manager, to provide State-recognized leadership in the community. He expressed his pleasure in working collaboratively with them to obtain a Robert Wood Johnson implementation grant for four years in the amount of \$750,000 to plan services for the area's senior citizens. He indicated that Mrs. Zielinski would discuss the project and its next steps and Mrs. Lisa Peacock, Director of Social Services, an active participant in the core partnership group, would comment on the program.

Mrs. Zielinski recalled she had addressed the Board previously regarding the Rappahannock Rapidan Elder Care Coalition that had studied the needs for aging services in the five-county region and said she would now discuss the current initiative. She said that the CSB, with the support of the Coalition, applied for a Robert Wood Johnson grant in November 2004, for the purpose of creating a strategic plan for long-term care and support for services in the five-county region. That grant was awarded and the communities have been working for the past 18 months to start a grassroots effort to identify the unmet needs for senior citizens in the region, to develop strategies to begin to address those needs, and to work on a long-term basis to create the services and supports that would be needed as the population grew older. She noted that Culpeper County contributed cash as a match to the grant, and the five-county region was one of 11 communities in the country, out of approximately 500 applicants, that was awarded this grant. She said the partnership had been working hard to develop a strategic plan that outlined the needs, challenges, and proposed strategies for addressing those challenges over the next four years.

Mrs. Zielinski stated that the outcome of the 18-month process had been gratifying in that the partnership was one of only eight programs awarded a four-year grant from the Robert Wood Johnson Foundation Community Partnerships for Older Adults to start to implement its strategic plan. She explained in detail the various committees and work groups in the five-county area that were actively working to develop solutions and to identify and chart the current resources and needs in the region, together with the core leadership group consisting of the Directors of Social Services from the five counties, the Executive Directors of the Piedmont United Way and Regional Commission, senior representatives from Culpeper Regional Hospital and Fauquier Hospital, and Mr. Duncan and Mrs. Morgan from the CSB. She said that there were five county partnerships working to address their needs, and the Healthy Culpeper Senior Committee served that role in Culpeper County. The work groups include housing, transportation, adult day care, prescription drug access, workforce issues, and quality care standards. She pointed out that the grant was not designed and would not allow for the provision of direct services or bricks and mortar, but was intended for community partnership building and community mobilization to help other groups working for senior services.

Mrs. Zielinski stated that a key cornerstone in the strategic plan was to chart the progress being made over the four-year period which would provide information on benchmarks for each of the goals and to produce an annual community report card on aging to show current activities and progress being made toward accomplishing the Partnership's goals and vision. She said that the Foundation was very impressed with the level of local support that had been



given to the grant and she planned to continue to keep the Board informed of the progress being made.

Mrs. Peacock pointed out that everyone knew individuals who were facing the challenges of growing older and trying to figure out how they could remain in their own homes and independent for as long as possible without going into a long-term care or nursing home situation. She stated that there was some disconnect among the interested parties before the Partnership started meeting and planning the best ways to serve the aging senior population in the community. She stated she came to say "Thank you" on behalf of the Culpeper Human Services Board.

Mr. Coates thanked Mr. Duncan, Mrs. Zielinski and Mrs. Peacock for their presentation.

**PRESENTATION BY THE TOWN ON A POTENTIAL BOUNDARY LINE ADJUSTMENT**

Mr. Bossio stated there had been extensive discussions regarding water and sewer issues, a boundary line adjustment, and the future of the Town, and Mr. Brannon Godfrey, Town Manager, had been invited to summarize the issue of the boundary adjustment, what it would mean to the Town, and the methodology to be used to implement to the boundary adjustment to ensure that all interested parties were protected.

Mr. Godfrey explained that the Town and County had expressed interest in creating a joint water and sewer authority and were willing to make mutual sacrifices toward the greater good. He said the Town had offered a major asset in its water and sewer system and its waste load allocation and, in exchange, the Town was seeking the County's consent on the boundary adjustment areas that were identified on the map posted on the board.

Mr. Godfrey asked the Board to consider the cost to the Town and County of not moving forward on both a boundary adjustment and a water and sewer authority: The County would fail to enhance its tax base through a Countywide utility system and the Town would fail to enhance its tax base beyond its current boundaries. He explained that both the Town and County would fail to create an additional tax base for new commercial development that would generate revenue to be shared by both governments, a portion of which would be reinvested in the downtown to preserve its vitality to compete with the new suburban commercial center outside the Town and a portion that would be shared with the County for new schools, a jail, and recurring operating costs. He stated that if the Town and County moved forward on just the development of a joint water and sewer authority in the environs and throughout the County and did not move forward simultaneously with a boundary adjustment, pressures would be created for increased Town services without a means to recover that revenue and new investment would gravitate toward the new commercial shopping center.

Mr. Godfrey stressed that the Town and County could achieve the same goals in boundary adjustment because the Town Council committed at its February meeting to seek commercial, industrial and mixed-use town-center land uses in the boundary adjustment areas and to assess real estate values at existing uses to protect agricultural uses as long as they continued as agricultural uses. He emphasized that the Town and County shared the same goals for land uses in the boundary adjustment areas and that could be retained in a voluntary settlement agreement.

Mr. Chase stated he had been receiving calls from individuals outside and inside the Town boundaries, and some Town residents who remembered the last annexation in 1968 when they were promised streetlights and sidewalks that never materialized. Mr. Godfrey assured Mr. Chase that the Town was bound by the annexation agreement of 1968 and if a service in that agreement had not been provided, the Town was bound to do so. Mr. Chase stated he did not know whether the residents were promised streetlights and sidewalks orally or in writing.

Mr. Chase said he had recently been informed by one of the Town Council members that the wastewater facility was currently a losing proposition. Mr. Godfrey explained that the Town had been supplementing annual operating expenses from the capital fund for approximately 15 years in order to keep rates at a set level. He agreed that the operating revenues currently did not balance with operating expenses, but three or four years ago, the Town Council made a commitment to consistently raise rates to meet the operating expenses and to gradually diminish the amount transferred from the capital fund to the operating fund. He stated that at the current time, both the wastewater and water facilities were dependent on capital reserves for operations for a very small amount of the operating budget and, by diminishing that amount yearly until FY 2010, it would be eliminated in the wastewater fund. Mr. Chase and Mr. Godfrey discussed the pros and cons of separating the capital fund from the operating fund in the accounting process.

Mr. Chase pointed out that there was no joint County-Town Water Authority, but a Culpeper County Water Authority, of which the Town was a part. He said the Authority had been established and the Town had been invited to join. He stressed that the Authority was not a part of the Culpeper County government, but was an independent Authority and the funds it generated were returned to the Authority and not the County.

Mr. Godfrey stated that development did not occur where there were no water and sewer utilities, and numerous commercial developers were interested in obtaining the capacity that the County would like to serve; and development was what would bring the tax base to both the

Town and the County. He said he had made a point of stating there was a joint Town and County water and sewer authority because the Town would be bringing a significant asset of its operating wastewater treatment plant and its waste load allocation, which was the majority of the waste load allocation that the State had granted for Mountain Run. He said, in return, the Town would like to have the County's consent on the boundary adjustment.

Mr. Chase agreed that the waste load allocation was valuable, but it was the Town's choice whether to join an already established water and sewer authority. He asked for further clarification on the tax base to be shared for new schools. Mr. Godfrey explained that the Town would not make any designations on how revenue sharing would be used by the County once it is shared, but there was the potential for new revenue to be created from commercial centers along the 29 Corridor, and an agreement would have to be reached on a portion to be shared of the new revenue stream.

Mr. Chase pointed out that the County was already receiving revenues from existing commercial/residential, but Mr. Godfrey was calling them "shared" revenues. Mr. Godfrey explained that the County would still levy its real estate taxes and receive a portion of the State sales taxes, but there would be revenues that only the Town could levy, such as a business license tax, meals taxes, and lodging taxes on new commercial development and that new revenue stream would be shared with the County.

Mr. Chase asked whether a \$15 to \$25 million upgrade was needed at the wastewater treatment plant. Mr. Godfrey explained that the Town wastewater treatment plant was at or over capacity depending on the level of inflow and infiltration at any one time, but there was an upgrade project underway that would buy some interim capacity of approximately 1 million gallons over and above the existing 3 million gallons per day (GPD). He said they were also planning and designing an expansion to 6 million GPD and that project would be paid for from the funds reserved for that project from tap fee revenue and anticipated grant funds from the State's WQIF fund without incurring debt. He added that with some additional funds incorporated into that expansion, the facility could expand to 9 million GPD for lesser money if the entire project were undertaken at the same time, but there was an agreement between the Town and County that the facility would be expanded to 6 million GPD and to delay future expansion to 9 million GPD until it was determined that it would make more sense to expand that plant or to utilize the existing or proposed new wastewater treatment plants outside the Town that would be operated by the Authority.

Mr. Chase inquired whether it was true that the Town's zoning laws permitted housing in commercial and industrial zones. Mr. Godfrey stated that it was correct that the M1 industrial

zone permitted residential development. He felt that the County would be dealing with some of the same zoning issues when a water and sewer authority had the capacity to make utilities available to serve new areas. He said it might be desirable to allow no residential zoning around a utility, but the County would need to deal with residential around new water and sewer plants just as the Town has done for the last 40 years.

Mr. Chase pointed out that part of the land the Town wanted to annex consisted of farms and the County had planned to leave them in agricultural. Mr. Godfrey stated that the Town would create a zoning district as part of the joint master planning effort to allow those areas to continue as agricultural uses and would be taxed as agricultural uses. Mr. Chase indicated that the current Town Council could not be accountable for future Town Councils, just as this Board could not speak for future Boards. Mr. Godfrey explained that was the reason for boundary adjustment and annexation agreements which would be reviewed by the Commission on Local Government and a judiciary panel. The agreements would be binding and enforceable by the courts and supersede the whims of any one governing body.

Mr. Chase stated there was a State law in place that no sitting Board was allowed to commit to anything beyond four years. Mr. Maddox stated that the current statute did allow for longer term agreements beyond the one term of four years.

Mrs. Hansohn stated that the Regional Authority would be a good thing for both the Town and County, and she was pleased that the Town and County shared the same goals in obtaining more commercial/industrial and less residential. She said the "devil was in the details" and the key would be to have the attorneys develop a detailed agreement to meet the common goals. She emphasized that farmers had to be protected and, whether the Town annexed the land or not, the County would still receive the same amount of real estate taxes and the same portion of the sales tax. She stated it would be a plus for the County to receive additional revenues from a portion of the Town's business license and meals/lodging taxes. She also stated that some individuals felt the boundary line adjustment was extreme, and she was not sure the annexation should all be done at one time.

Mr. Chase inquired whether the Town could transfer a Town facility to the Water Authority without a referendum by the Town residents. Mr. Godfrey explained that the Town Charter specified that the Town could not sell, lease or otherwise dispose of any of its utility assets until approved by a referendum of the Town voters. He stated that the plan was to educate the voters over time and, in the meantime, once an agreement had been reached on a boundary adjustment and the creation of a water and sewer authority in which the Town would have a part, the Town would transfer its operation of the water and sewer facilities to the

Authority and the Authority would operate those water and sewer utilities under a contract with the Town for two or three years. He felt that during that time, the confidence of the Town voters would be gained that a water and sewer authority operated by an Authority, rather than by the Town Council, was a successful way to operate. He stated at that time, the Town would have a referendum that would pass, and the fixed assets could be conveyed to the Authority.

Mr. Nixon questioned whether the waste load allocation could be transferred to the Authority while the water and sewer plant remained under title to the Town. Mr. Godfrey stated the Town had been in consultation with Mr. Chris Pomeroy, an environmental attorney, who advised that the waste load allocation could be transferred with the Town's permission to the entity operating the facility. He said the Town would request the Water Control Board to transfer the Town's waste load allocation to the Culpeper Water and Sewer Authority, and there was no indication that it would not be approved.

Mr. Nixon asked whether the State Water Control Board had been consulted. Mr. Godfrey replied that Mr. Pomeroy would be obtaining a definitive answer to that question. He said it was a doable transfer and was irrevocable once the transfer was conveyed.

Mr. Nixon asked whether the Town had considered a partial approach to the boundary adjustments and suggested that some of the key areas could be phased in first, and the others could be done once the Town asset was conveyed to the Authority. Mr. Godfrey stated that had been considered, but according to a preliminary analysis of the costs to construct capital facilities and implement new services in phases, it would be more cost effective to accomplish the boundary line adjustment in one step, rather than phasing the implementation of those areas over a period of years. He added that a full-blown cost analysis had not been done, and he was reluctant to do so until the Board of Supervisors committed to the boundary adjustment.

Mr. Nixon asked for clarification on the revenue sharing stream since he had received conflicting information from informal discussions with some of the Town Council members. Mr. Godfrey stated that the Town Council had never changed its commitments that were outlined in the February meeting that revenue sharing would occur from the revenues created on new development in the boundary adjustment area.

Mr. Rosenberger inquired whether it was correct that any land that may be transferred on a boundary line adjustment would be subject to new zoning ordinances and new zoning classifications specifically designed for that land and new residential would not be allowed in commercial or industrial. Mr. Godfrey assured him that was correct.

Mr. Rosenberger asked whether the Town's noise, property maintenance, and grooming ordinances would be applied to the agricultural land uses that may become part of the Town.

Mr. Godfrey replied that those issues had not been resolved, but it was not the Town's intent to impose urban property maintenance codes upon agricultural uses.

Mr. Rosenberger commented that he believed the Town had a backup position on the boundary line adjustment and that should be given consideration by the Board.

Mr. Walker indicated a white triangular section on the map next to the area being proposed for the boundary line adjustment and asked why that geographical area had not been included in the proposal. Mr. Godfrey replied that portion had been specifically excluded by County staff in an earlier discussion, and the Town staff felt that was not an area that would be generating the type of revenue anticipated from the other areas.

Mr. Walker asked Mr. Godfrey for his recommendation regarding the next steps to be taken. Mr. Godfrey replied that the two governing bodies had agreed in principle to the boundary adjustment and the water and sewer authority exchange. The two issues of disagreement were the expansion of the Town's existing wastewater treatment plant and whether the implementation of the boundary line adjustments would be done at one time or in phases. He stated that a Memorandum of Understanding or some type of agreement would need to be developed. He said that having the Board place the issue on its agenda for discussion was a positive step, as was the fact that the Town Council would be meeting next week with Carter Glass, Trout and Sanders, an expert on boundary adjustment, to solicit advice on how to construct the boundary line adjustment section of an agreement. He felt that if there were a continued commitment from both the Board of Supervisors and the Town Council, an agreement could be reached within the next six months.

Mr. Chase questioned whether the Board of Supervisors had ever agreed to a boundary adjustment.

Mrs. Hansohn informed Mr. Chase that over a year, the County's Public Works Committee and the Town's Water and Sewer Committee had been meeting and brainstorming regarding the regional water authority and related issues, but the full Board had never indicated its agreement or a commitment. She said the Committees had developed some "what ifs" and had presented ideas to the Town.

Mr. Godfrey stated that he had a letter dated March 1 that stated:

At a special called meeting on February 22, the Board voted six to zero (Mr. Chase absent) to move forward with the discussion of producing an agreement (M.O.U.) that will commit both governments to a water and sewer authority. The Board understands that the Council's request for boundary adjustments is explicit and that the future of any authority is dependent upon such terms. The points of inclusion for the

M.O.U. as described in your letter of February 22 represent for the most part the desired outcomes for both parties. As we move forward, the Board of Supervisors wishes to add some clarifications on the basic tenets as follows:

1. Timing and phasing of boundary adjustment
  - Land use protection for citizens in the affected areas and development of a plan that would put the Water and Sewer Authority into effect without financial burden
2. As pointed out in the January 30 joint committee, there is a need for a clear and distinct business case for expanding the Town plant as opposed to putting those dollars toward a new plant.

Mr. Godfrey stated that he felt the intent from the full Board was to move forward. Mrs. Hansohn stated that the Board wanted to move forward with discussions, and that was what the Board was doing.

Mr. Aylor pointed out that both the Town and County needed to be reminded that both local bodies were charged with doing what was best for Culpeper. He stated that a good strong points agreement was needed and the next step should be to find common ground and move forward.

Mr. Walker asked whether revenue sharing on taxes would be available from existing businesses that were located in the proposed voluntary boundary adjustment area, and not just new businesses that came on line. Mr. Godfrey stated that the Town Council had not specifically made that distinction, but he believed a point for consideration could be that the revenue sharing and new revenues would come from new businesses and that existing businesses in the boundary adjustment area would be exempt from the new taxes. He stated that was done as a common element of voluntary settlement agreements, and he felt that the Town Council would give that its consideration.

Mr. Bossio stated that he recalled with regard to the white triangular area on the map that the Town was not interested in that area because there was no access and it was located in a low-lying area. He also stated that the Town had asked for rate protection for Town taxpayers within the boundary adjustment area, and he and Mr. Godfrey had agreed to go forward with equal protection for the taxpayers currently in the County.

Mr. Coates thanked Mr. Godfrey for the information and stated he would look forward to a continued dialogue with him and the Town.

Mrs. Hansohn announced that the Public Works Committee would be meeting on June 12, at 1:00 p.m., and she invited all Board members to attend.

Mr. Coates stated he appreciated the concerns expressed by Mr. Chase and noted that the entire area of the boundary line adjustment was located within the Stevensburg District.

**CONSIDERATION OF REQUEST FOR FUNDING TO EXPAND THE CLEVENGERS' CORNER WASTEWATER TREATMENT PLANT**

Mr. Paul Howard, Environmental Services Director, informed the Board that the Culpeper County Water and Sewer Authority met last month to discuss the expansion of the Clevengers' Village Wastewater Treatment Plant from 600,000 to 900,000 GPD. He said the Authority was asking to borrow \$2 million from the County to fund the expansion and the repayment of the loan would be made from the reserves paid to the Authority by Centex upon completion of that wastewater treatment plant in January 2008.

Mr. Coates asked Mr. Howard to provide additional information on the reason for the expansion at this time.

Mr. Howard explained that the DEQ had distributed waste load allocations to waste water treatment plants with over 500,000 GPD. He said the Clevengers' facility was permitted at 900,000 GPD, but Centex was only required to build 600,000 GPD under its agreement with the County, and the Board had elected to expand the facility to 900,000 GPD to secure the waste load allocation. He noted that the facility would have to be completed before December 2010 to preserve that allocation and that the allocation could be transferred to other plants in Culpeper.

Mr. Rosenberger stated that if the entire zoned area could be covered by 600,000 gallons and an additional 300,000 gallons was going to be built, the County would then have to approve additional development in order to use it. He said he understood the reason for the additional capacity, but his concern was where the money was actually coming from.

Mr. Howard explained that the Centex agreement required a payment of \$3.8 million (\$800,000 for operating losses and \$3 million for capital reserves) upon completion of the wastewater treatment plant, and the repayment of the loan would come from those reserves. He stated that the entire wastewater treatment plant would be paid for by Centex, and the County would not have any outstanding debt.

Mr. Coates stated that the County had other needs and questioned whether the money would be needed elsewhere. Mr. Howard assured him that the funds would be taken from the capital reserves paid by Centex.

Mr. Walker asked whether the County would be seeking any fees or interest on the potential loan. Mr. Bossio replied that would be a decision to be made by the Board, and if the Board decided to proceed in that direction, he would consult with the County's financial advisers



to obtain the current interest rate for the term of the loan.

Mr. Nixon asked what the term of the loan would be. Mr. Howard replied that the term would be two and a half years since it would be paid back by December 2008.

Mr. Nixon asked what interest rate should be considered. Mr. Bossio replied that interest earned on money in the bank was approximately 1.8 percent.

Mr. David DeJarnette, Treasurer, spoke from the floor that the funds his office kept in reserves were earning over 4 percent at the present time.

Mr. Nixon moved, seconded by Mr. Aylor, to approve the loan of \$2 million to the Water and Sewer Authority for expansion of the Clevengers' Corner Wastewater Treatment Plant, to collect interest, and the loan to be repaid from the capital reserve fund from the Centex development.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Walker

Nay - Rosenberger

Motion carried 6 to 1.

**ACCEPTANCE OF GIFT FROM WILLIAM A. SPILLMAN, JR., ESTATE**

Mr. Maddox explained that Mr. William A. Spillman, Jr., who died in 2005, bequeathed funds to the Culpeper County Library and a variety of other institutions, and the Estate of William A. Spillman, Jr., had offered two alternatives to the County on acceptance of the bequest: (1) Cash in the approximate amount of \$276,000, or (2) the approximate amount of \$275,150, plus 17 shares of stock in the Culpeper Agricultural Enterprises, Inc., presently valued at \$50 per share. He stated that there was no market value in the stock, but the Board might elect option #2 and hold the stock for several years to show support for agriculture. He said the Board had a resolution to accept the gift before it for consideration.

Mr. Coates pointed out that Culpeper Agricultural Enterprise, Inc., was a private organization consisting of farmers in the community, and he would personally prefer not to become involved in the operation of that enterprise. He said his preference would be to accept the cash payment of \$276,000.

Mr. Nixon asked whether the money would be deposited into the General Fund and dispensed to the Library. Mr. Maddox stated it would need to go through the budget process for reappropriation.

Mr. Nixon moved, seconded by Mrs. Hansohn, to accept a cash contribution of \$276,000 from the Spillman Estate to be used for the Library.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

**PRESENTATION REGARDING THE ENTRANCE CORRIDOR OVERLAY DISTRICT**

Passed over at Mr. Coates' request.

**PERMISSION TO APPLY FOR AIRPORT GRANT**

Mr. Bossio, Airport Manager, asked the Board for permission to apply for a grant from the Department of Homeland Security in the amount of \$9,803.92 to be used for security at the Airport.

Mr. Nixon moved, seconded by Mr. Aylor, to permit the Airport Manager to apply for a Homeland Security grant.

Mr. Coates called for voice vote.

Ayes - Aylor, Chase, Coates, Hansohn, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

Mr. Coates recessed the meeting for a lunch break at 12:30 p.m.

Mr. Coates called the meeting back to order at 2:30 p.m.

Mr. Coates said for record purposes that Mr. Chase did not return for the afternoon session.

Mr. Walker moved, seconded by Mr. Aylor, to dispense with the Rules of Order.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

Mr. Nixon moved, seconded by Mr. Aylor, to reenter into closed session under the motions previously stated.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

The Board reentered into closed session at 2:40 p.m.

The Board returned to open session at 4:25 p.m.

Mr. Coates polled the members of the Board regarding the closed session held. He asked the individual Board members to certify that to the best of their knowledge, did they certify that (1) only public business matters lawfully exempted from the open meeting requirements under Virginia Freedom of Information Act, and (2) only such public business matters as were

identified in the closed session motion by which the closed meeting was convened, were heard, discussed or considered by the Board in the closed session.

Mr. Coates asked that the record show that Mr. Chase was not present for the closed session.

Ayes - Aylor, Walker, Coates, Nixon, Rosenberger, Hansohn

Absent - Chase

Motion carried 6 to 0.

**RE: READVERTISE VACANCY ON THE AGRICULTURAL RESOURCE ADVISORY BOARD**

Mr. Nixon moved, seconded by Mrs. Hansohn, to readvertise the vacancy on the Agricultural Resource Advisory Board.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

**RE: REAPPOINTMENT TO LIBRARY BOARD**

Mr. Nixon moved, seconded by Mr. Aylor, to reappoint Peggy Place to the Library Board to represent the Cedar Mountain District.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

**RE: REAPPOINTMENT TO LIBRARY BOARD**

Mr. Nixon moved, seconded by Mr. Walker, to reappoint Deborah Hoffman to the Library Board to represent the East Fairfax District.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

**RE: REAPPOINTMENT TO LIBRARY BOARD**

Mr. Nixon moved, seconded by Mr. Walker, to reappoint Margaret (Marty) Moon to the Library Board to represent the West Fairfax District.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

**RE: APPOINTMENT TO THE MUSEUM OF CULPEPER HISTORY**

Mr. Nixon moved, seconded by Mr. Aylor, to appoint Bill Chase as the Board's representative to the Museum of Culpeper History, and Steve Nixon as the alternate.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

**RE: COUNTY ATTORNEY CONTRACT**

Mr. Nixon moved, seconded by Mrs. Hansohn, to extend the employment contract with J. David Maddox, County Attorney, for the next fiscal year.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

**RE: COUNTY ADMINISTRATOR CONTRACT**

Mr. Nixon moved, seconded by Mr. Walker, to extend the employment contract with Frank T. Bossio, County Administrator, for the next fiscal year.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

**RE: PURCHASE OF PROPERTY**

Mr. Nixon moved, seconded by Mrs. Hansohn, that the County agree to buy the Wachovia Bank building on Main Street in Culpeper and lease back office space to Wachovia in the building and make a \$25,000.00 deposit of the purchase price for a 90-day due diligence period.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

Mr. Nixon moved, seconded by Mrs. Hansohn, to reinstate the Rules of Order to hear and consider the remaining portion of the agenda.

Mr. Coates called for voice vote.

Ayes – Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent – Chase

Motion carried 6 to 0.

**PRESENTATION REGARDING THE ENTRANCE CORRIDOR OVERLAY DISTRICT.**

Mr. John Egertson, Planning Director, provided background information on Article 30 of the Zoning Ordinance that was adopted by the Board on June 4, 2002. He stated the intent of the Entrance Corridor Overlay District was to improve the appearance of commercial, industrial, and multifamily development along the County's most visible road corridors. He also stated that at the time the ordinance was approved, a set of design guidelines was adopted to indicate the type of development to be achieved within those corridors. Under Article 30, virtually all of the County's primary roads and scenic byways were covered by the ordinance, and all site plans proposed within the entrance corridors were subject to an architectural review, including standards for landscaping and lighting, and the Planning Commission was appointed to act as the Architectural Review Board (ARB).

Mr. Egertson explained the approval process required that a Certificate of Appropriateness must be approved by the ARB. The site plan submitted must include building elevation drawings in color, identification of building materials, and a landscaping and lighting plan. He noted that the Planning Commission served as the ARB and met on an as-needed basis, but generally held its meetings prior to the regular monthly Planning Commission meeting to act on the Certificates of Appropriateness. He said that the process had worked well, no applicant had been delayed solely due to the ARB review, and no ARB decision had been appealed to the Board of Supervisors.

Mr. Egertson displayed examples of projects that showed the success of the Entrance Corridor Overlay District ordinance, such as Lowe's, Target, Chili's, the Northridge Commercial Center, the Elkwood Crossing Plant Nursery, and the Byler Mini-Storage Warehouse.

Mr. Egertson stated that the Entrance Corridor Overlay District had been successful and he thanked the Board for adopting it.

Mrs. Hansohn agreed that the ordinance had worked well and had produced some attractive projects. She felt the Planning Office and the Planning Commission were definitely proceeding in the right direction.

Mr. Coates asked whether consideration had been given to adding the West Loop Road in the future. Mr. Egertson stated that staff would be reviewing any corridor that was expected to have commercial development. He said he would be presenting an amendment to Article 30 at the evening session that would add roads not previously covered.

Mr. Walker stated he had noticed a black chain link fence around the stormwater pond at Lowe's and asked whether consideration had been given to placing landscaping to screen that area. Mr. Egertson responded that he would have to check, but he thought that area was an issue with the future four-laning there. Mr. Walker asked whether landscaping could be done after the four-laning was completed. Mr. Egertson agreed to investigate that possibility.

### **COMMITTEE REPORTS**

#### **BUILDINGS & GROUNDS REPORT - MAY 9, 2006**

Mr. Nixon reported that the Building and Grounds Committee met and had several recommendations for the Board's consideration.

1. Recommending to proceed with Courtyard renovation - Option A with a permanent roof and a curved wall behind the bandstand.

Mr. Howard explained that the Board had approved a courtyard landscaping plan, with the exception of the bandstand area. He said the Buildings and Grounds Committee had reviewed different configurations and had recommended a curved wall be constructed behind the bandstand and a permanent awning over the bandstand. He said the wall would be stone with some stone pillars added. He displayed several pictures of the area and what was being proposed. He stated that if the Board approved, he would submit the plans to the Town's Architectural Review Board for review since the Courtyard was within the historic district.

Mr. Nixon moved, seconded by Mrs. Hansohn, to accept the recommendation of the Buildings and Grounds Committee to proceed with the Courtyard renovation using Option A for a permanent roof and curved wall behind the bandstand.

Mr. Coates called for voice vote.

Ayes - Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent - Chase

Motion carried 6 to 0.

2. Recommending to move forward with the conceptual plans for the concession stands as presented for the Community Complex.

Mr. John Barrett, Parks & Recreation Director, explained that there were two plans for constructing concession stands. He said one plan was for a small concession stand, 37' x 32', designed by Mr. Dick Sanders, an architect, which would have a basement to house the baseball sports equipment, with the concession on the first level; and a second plan was for a larger concession stand, 90' x 30', which would store the football, soccer and lacrosse sports equipment at the rear of the building. He stated that meetings had been held with the Foundation, Miller Brothers Construction, and the Piedmont Valley Builders Industrial

Association (PVBIA) to discuss volunteer manpower, materials and equipment. He displayed sketches of both concession stands for the Board's information.

Mr. Nixon moved, seconded by Mr. Walker, to move forward with the conceptual design for the two concession areas to be done at no cost to the County.

Mr. Coates called for voice vote.

Ayes - Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent - Chase

Motion carried 6 to 0.

3. Recommending to advertise for the July Board meeting a Notice of Vacation on parcels #9 and #10 in the Airpark.

Mr. Nixon moved, seconded by Mr. Aylor, to advertise for a public hearing at the July Board meeting a Notice of Vacation on parcels #9 and #10 at the Airpark.

Mr. Maddox explained that a proposed resolution had been prepared to cover the application for a notice by the Board for the abandonment of the approximate .834 acre. He stated the area was a road that appeared on a plat that was never built. He recommended that the motion be amended to hold the public hearing at the August meeting because 30 days were required to post a notice at the Courthouse to the effect that the land was to be abandoned.

Mr. Nixon amended his motion to reflect the August Board meeting as opposed to the July Board meeting. Mr. Aylor agreed to the amended motion.

Mr. Coates called for voice vote.

Ayes - Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent - Chase

Motion carried 6 to 0.

See Attachment #1 for details of meeting.

#### **PUBLIC WORKS COMMITTEE REPORT - MAY 9, 2006**

Mrs. Hansohn reported that the Public Works Committee met and had one item to forward to the full Board:

1. Recommending that the Litter Control Program be implemented and funded in the amount of \$31,000.

Mrs. Hansohn moved, seconded by Mr. Nixon, to move forward with the implementation of a Litter Control Program to be funded in the amount of \$31,000.

Mr. Howard explained that discussions had been taking place regarding an Assign-A-Highway Program in which probationers who were assigned community service would be used to clean sections of roads. He said he had spoken to the General District Court Judge in

Culpeper regarding the program and received their support. He stated that Mr. Andrew Lawson, Director of Criminal Justice Services, was willing to implement the program, but would need someone to work with him. He said the recommendation from the Public Works Committee was to convert a part-time person currently working with the juveniles in Options doing community service projects to a full-time position.

Mr. Lawson reported that he envisioned that Ms. Roberta Jackson, the part-time employee with Options, would be converted to full time and continue to work 20 hours a week with Options dealing with the juveniles on community service and 20 hours a week with his office organizing a litter pickup program throughout the County. He noted that the majority of the people on probation had been ordered to do community service, and they could be assigned to clean up certain roadways. He said that Ms. Jackson would monitor their work, identify sites in coordination with VDOT, and maintain all of the statistics for reporting purposes. He estimated that approximately 10,000 hours of community service would be ordered this year, and with even 4,000 hours of litter pickup, about 1,300 miles of roadway could be cleaned.

Mrs. Hansohn stated that the beauty of the program was that people would be serving their probation and, at the same time, cleaning the roadways.

Mr. Coates called for voice vote.

Ayes - Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent - Chase

Motion carried 6 to 0.

See Attachment #2 for details of meeting.

### **ECONOMIC DEVELOPMENT REPORT**

Carl Sachs, Economic Development Director, provided an update on technology zones, which the Comprehensive Plan considered as appropriate economic development incentive tools. He said the zones were (1) The area near McDevitt Drive and the Germanna Tech Center, (2) the Wingspread property south of Route 29, (3) Willow Run area new Elkwood and some of the Lee Sammis' property near the Airport, and (4) a large track of land west of Brandy Station that was currently zoned agriculture, but the Comprehensive Plan listed it for industrial use.

Mr. Sachs reported that the Economic Development Advisory Committee had been working on the benefits of a technology zone and the types of incentives that could be offered, and they developed a sliding scale based on a number of economic factors, such as the number of new jobs created; the median salary, the amount of private investment; and the facility size. He explained how percentage points would be assigned to each factor to determine the level of



benefit over a three-year period on the local taxes to be paid. He stated that the desirable features of the technology zones would be a campus setting, on a pedestrian scale, with amenities such as water features, walking/biking paths, landscaped open space, and food and hospitality services.

Mr. Sachs said the Economic Development Advisory Committee asked him to meet with the Planning Department, and Mr. Egertson had suggested that the Entrance Overlay District be expanded to include the technology zones. He said that suggestion would be discussed with the Advisory Committee, after which, a proposal would be referred to the Rules Committee.

Mr. Walker asked how the tax incentives were working with Lowe's. Mr. Sachs replied that Lowe's was getting its payback earlier which meant that the County was receiving more taxes from its share than it would have gotten if the incentive had not been offered. He felt that incentives were important to businesses looking for new locations, and they were having a positive impact in the County.

**AIRPORT ADVISORY COMMITTEE REPORT - MAY 10, 2006**

Mr. Bossio had nothing to report.

**ADMINISTRATOR'S REPORT**

Mr. Bossio had nothing to report.

**ADJOURNMENT**

Mrs. Hansohn moved, seconded by Mr. Nixon, to adjourn at 5:10 p.m.

Mr. Coates called for voice vote.

Ayes - Aylor, Coates, Hansohn, Nixon, Rosenberger, Walker

Absent - Chase

Motion carried 6 to 0.

Peggy S. Crane, CMC  
Deputy Clerk

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John F. Coates, Chairman

ATTEST:

Frank T. Bossio  
Clerk to the Board

Approved: July 5, 2006